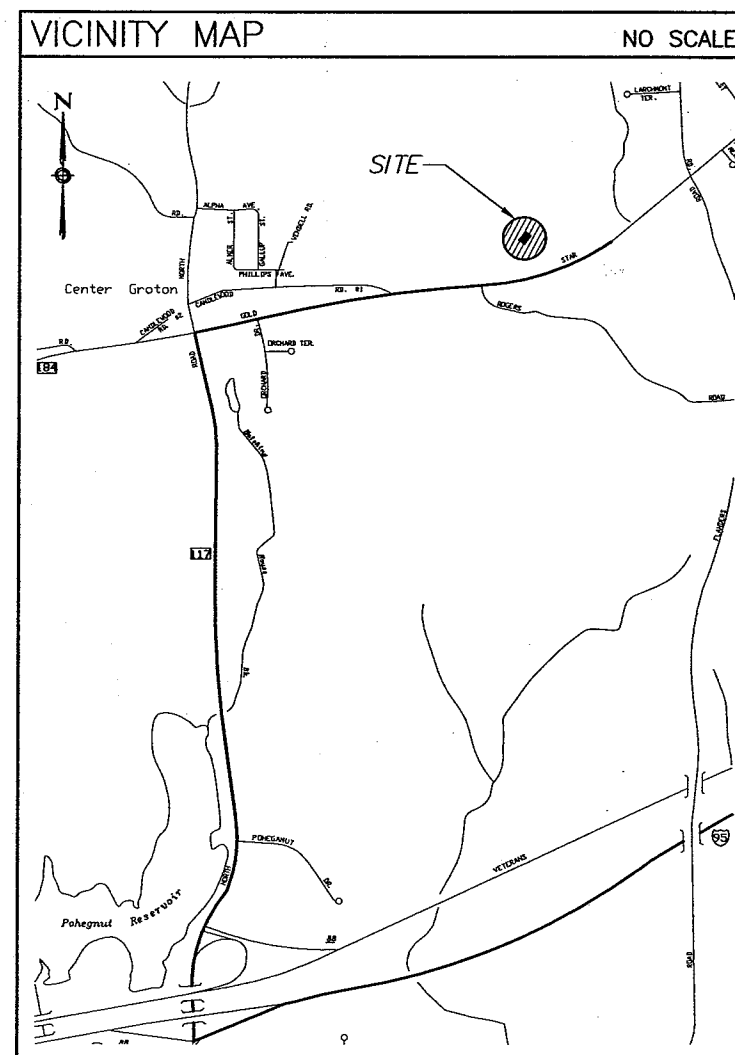




# DEVELOPMENT & MANAGEMENT PLAN

## 1662 ROUTE 184

1662 GOLD STAR MEMORIAL HIGHWAY (ROUTE 184)  
GROTON, CONNECTICUT



### PROJECT SUMMARY

**SITE NAME:** 1662 ROUTE 184

**SITE ADDRESS:** 1662 ROUTE 184  
GROTON, CONNECTICUT

**CONTACT PERSON:** KEITH COPPINS  
VICE PRESIDENT DEVELOPMENT  
OPTASITE TOWERS LLC  
ONE RESEARCH DRIVE, SUITE 200C  
WESTBOROUGH, MA 01581  
(508) 799-2460

**GOVERNING CODE:** CONNECTICUT BUILDING CODES  
CONNECTICUT LIFE SAFETY CODES

**JURISDICTION:** SITING COUNCIL

**APPLICANT:** OPTASITE TOWERS LLC  
ONE RESEARCH DRIVE, SUITE 200C  
WESTBOROUGH, MA 01581

**ARCHITECT:** URS CORPORATION A.E.S.  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067

**M/E/P ENGINEER:** URS CORPORATION A.E.S.  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067

**SURVEYOR:** URS CORPORATION A.E.S.  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067

**LATITUDE:** 41°-23'-8.81"

**LONGITUDE:** 72°-00'-47.92"

**GROUND ELEVATION:** 249' AMSL NGVD 1929

### LEGEND

SYMBOL	DESCRIPTION
	SECTION OR DETAIL NUMBER
	SHEET WHERE DETAIL/SECTION OCCURS
	ELEVATION NUMBER
	SHEET WHERE ELEVATION OCCURS

### ABBREVIATIONS

MIN.	MINIMUM
V.I.F.	VERIFY IN FIELD
O.C.	ON CENTER
PSF	POUND/SQUARE FOOT
TYP.	TYPICAL
FT.	FEET
SQ.FT.	SQUARE FEET
N/A	NOT APPLICABLE

### SHEET INDEX

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET - GENERAL NOTES AND LEGENDS
S-1	SURVEY
C-1	SITE PLAN AND SILT FENCE NOTES
C-2	COMPOUND PLAN AND MONOPOLE ELEVATION
C-3	SITE DETAILS
C-4	CINGULAR WIRELESS EQUIPMENT SHELTER ELEVATIONS & SITE DETAILS

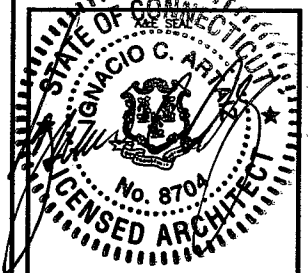


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(508) 799-2460

A&E FIRM

**URS CORPORATION AES**

500 ENTERPRISE DRIVE  
ROCKY HILL, CONNECTICUT  
1-(860)-529-8882



PROJECT NO: 36915381

JOB NO: OPT001

DRAWN BY: RRH

CHECKED BY:

ISSUED FOR

03-20-07 DBM

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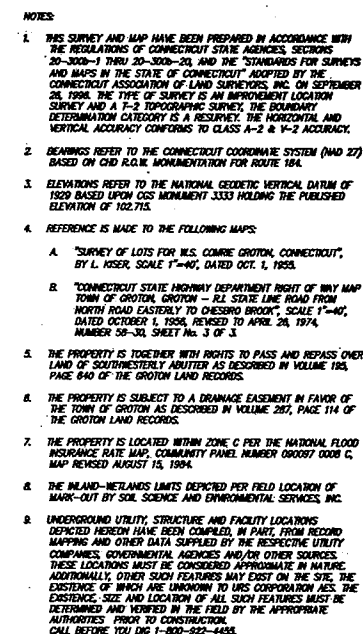
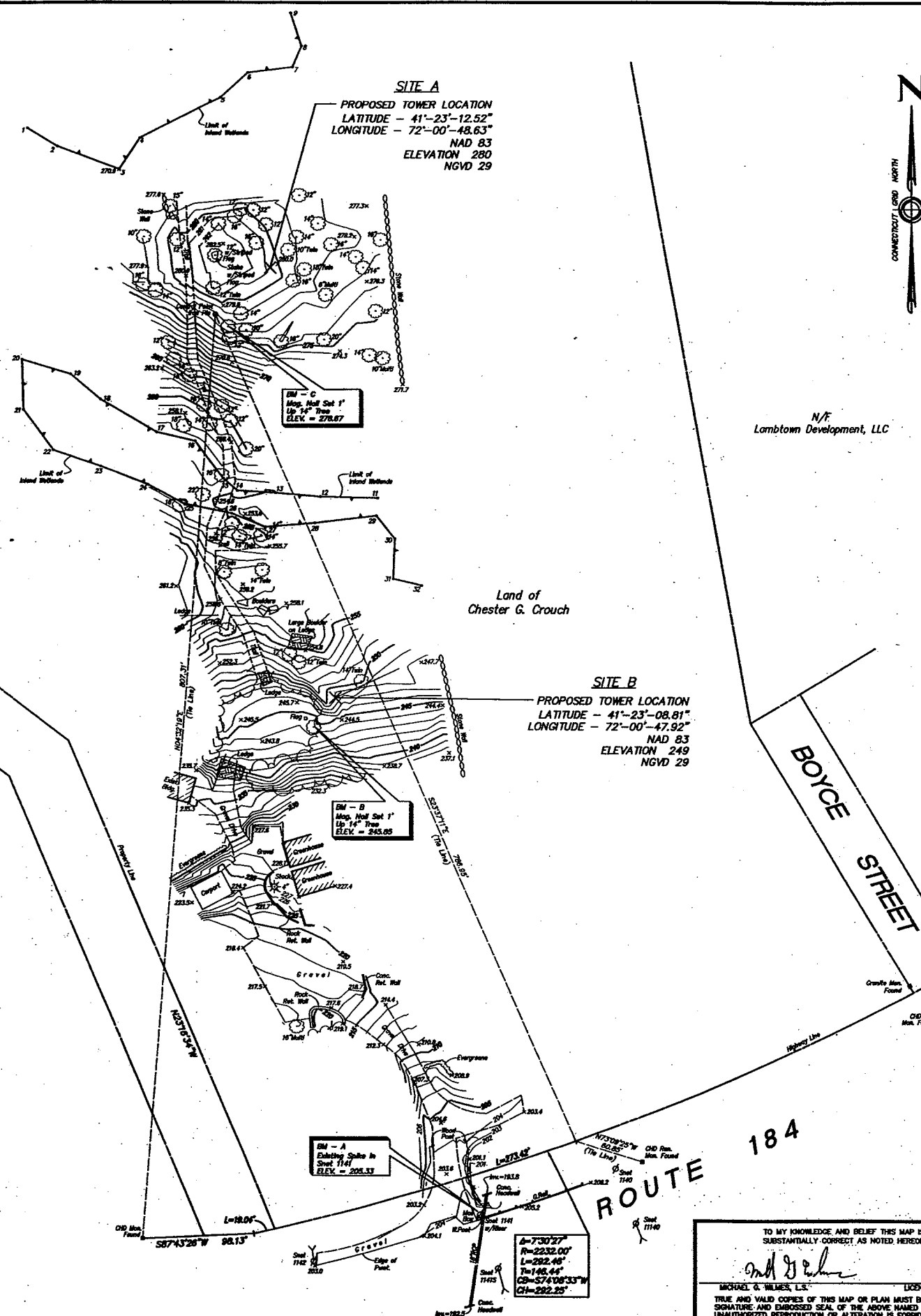
1662 ROUTE 184

1662 GOLD STAR MEMORIAL  
HIGHWAY ROUTE 184  
GROTON, CONNECTICUT

SCALE: NONE

TITLE SHEET-  
GENERAL NOTES  
AND LEGENDS

T-1



1	3-29-08	<i>Proposed Town Location Site B' Rejected</i>			
No.	Date	Revision description			
<b>URS</b>					
Scale: 1" = 50'		Surveying and Mapping by <b>URS Corporation AES</b> 000 Enterprise Drive, Suite 300 Ridley Hill, Connecticut 06067-4000 Tel. (860) 658-8882			
Date: MAY 2005					
Fieldbook # 1511-68		Crew Chief JHOAGN		Project # 36913381.00001	
Search # 4098		Drawn by EL		Checked by RTK	Hsp File # 1192-JB

## SITE NOTES

- THE FOLLOWING STANDARD SPECIFICATIONS ARE INCORPORATED INTO THE WORK SHOWN HEREON UNLESS SUPERSEDED BY LOCAL (GROTON) REGULATIONS:
  - STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION" FORM 816 ENGLISH & METRIC FORM 816 ORIGINAL
  - FORM 816 SUMMARY OF CHANGES
  - SUPPLEMENT FORM 816 JANUARY 2005
  - SUPPLEMENT FORM 816 JULY 2005
- THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY GRADING ACTIVITIES.
- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROLS AT ALL TIMES DURING CONSTRUCTION. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUBJECT TO INSPECTION AND MONITORING BY THE TOWN.
- COORDINATION, LAYOUT AND FURNISHING OF CONDUIT, CABLE AND ALL APPURTENANCES REQUIRED FOR PROPER INSTALLATION OF ELECTRICAL AND TELECOMMUNICATION SERVICE SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
- IF ANY FIELD CONDITIONS PRECLUDE COMPLIANCE WITH THE DRAWINGS AND/OR CONDITIONS SPECIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY CELLULAR CARRIER AND SHALL NOT PROCEED WITH ANY AFFECTED WORK.
- THE CONTRACTOR SHALL STABILIZE ALL UTILITY LINE TRENCHES WITHIN FIVE WORKING DAYS AFTER EXCAVATION UNLESS OTHERWISE APPROVED BY CELLULAR CARRIER.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO:
  - FALL PROTECTION
  - CONFINED SPACE
  - ELECTRICAL SAFETY
  - TRENCHING & EXCAVATION.
- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
- IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT SHELTERS/SLABS AND TOWER AREAS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
- ALL EXISTING AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE RESTORED TO MATCH PRECONSTRUCTION CONDITIONS.
- THE EXACT SHELTER FOUNDATION SIZE AND SHELTER FLOOR PENETRATIONS FOR UTILITIES SHALL BE CONFIRMED WITH THE SHELTER SPECIFICATIONS AND PLANS PRIOR TO LAYOUT.
- COORDINATED CONTROL POINTS TO BE PROVIDED BY URS CORPORATION A.E.S.
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS TO VERIFY AND IDENTIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO COMMENCING WORK IN THE CONTRACT AREA.
- SUB-CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.

### SEDIMENTATION CONTROL FENCE SPECIFICATIONS MAINTENANCE

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATION.

### CONSTRUCTION SEQUENCE

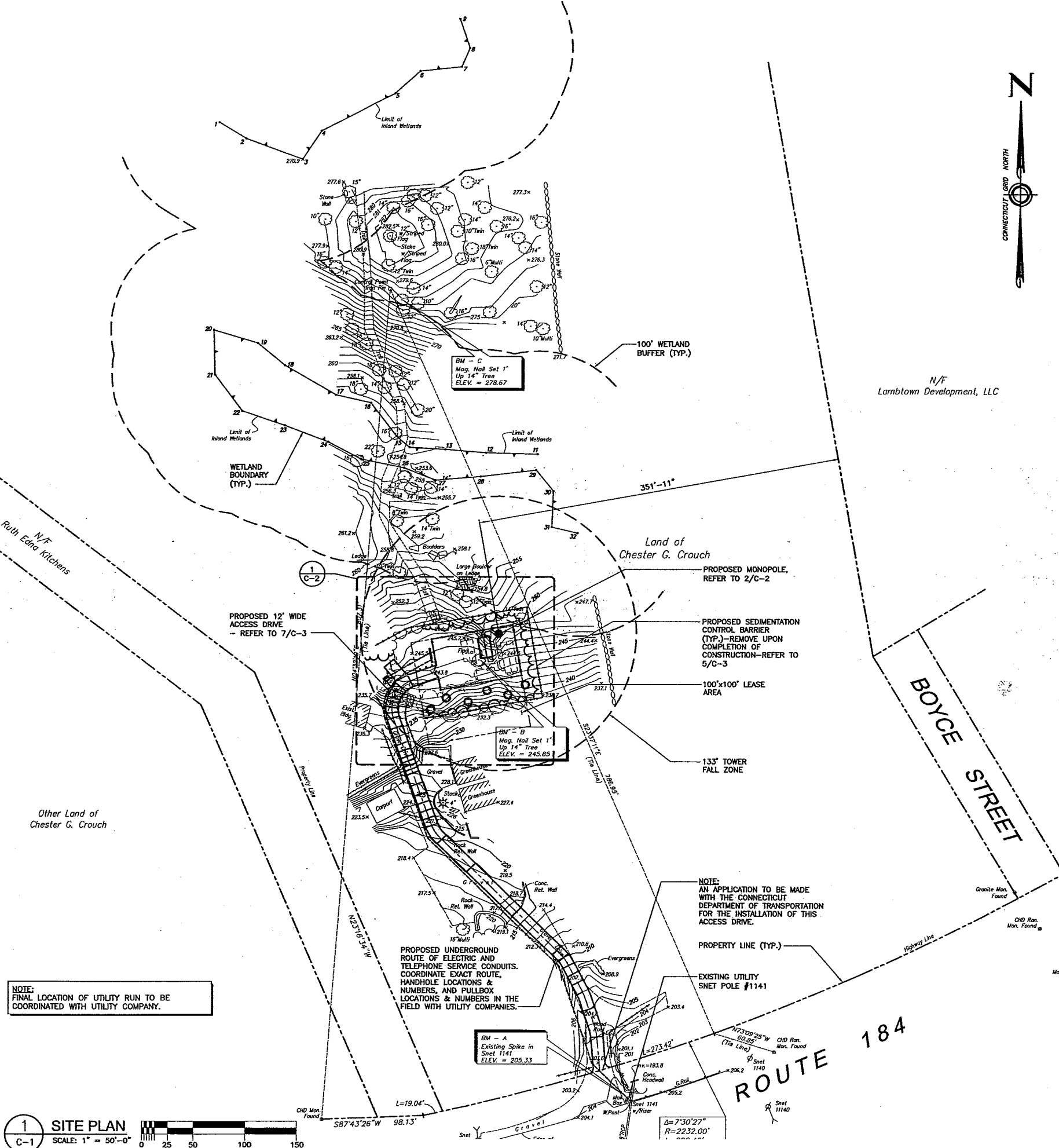
- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES
- THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
- WOVEN WIRE FENCES SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION, AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
- FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

### EROSION CONTROL NOTES

- DURING CONSTRUCTION AND THEREAFTER EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. NOT GREATER THAN 80,000 SQ. FT. OF LAND SHALL BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AND SHALL NOT EXCEED 90 DAYS. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.
- SILTATION FENCING SHALL BE INSTALLED WHERE SHOWN PRIOR TO ANY ON SITE GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. IT SHOULD BE MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE NATURAL DRAINAGE-WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER.
- ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISH GRADED WITH NO FURTHER CONSTRUCTION TO TAKE PLACE SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED.
- ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDED AREAS AT A RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOILED, AIR-DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.

NOTE:  
FINAL LOCATION OF UTILITY RUN TO BE COORDINATED WITH UTILITY COMPANY.

1 SITE PLAN  
C-1 SCALE: 1" = 50'-0"



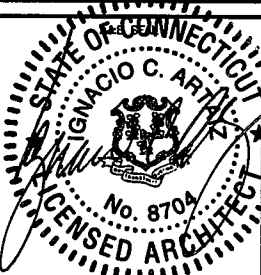
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URS CORPORATION AES

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PROJECT NO: 36915381

JOB NO: OPT001

DRAWN BY: RRH

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1662 ROUTE 184

1662 GOLD STAR MEMORIAL  
HIGHWAY ROUTE 184  
GROTON, CONNECTICUT

SCALE: AS NOTED

SITE PLAN AND  
SILT FENCE NOTES

C-1

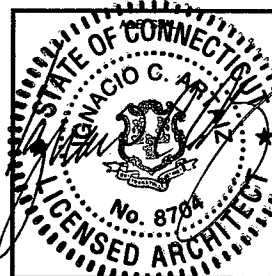


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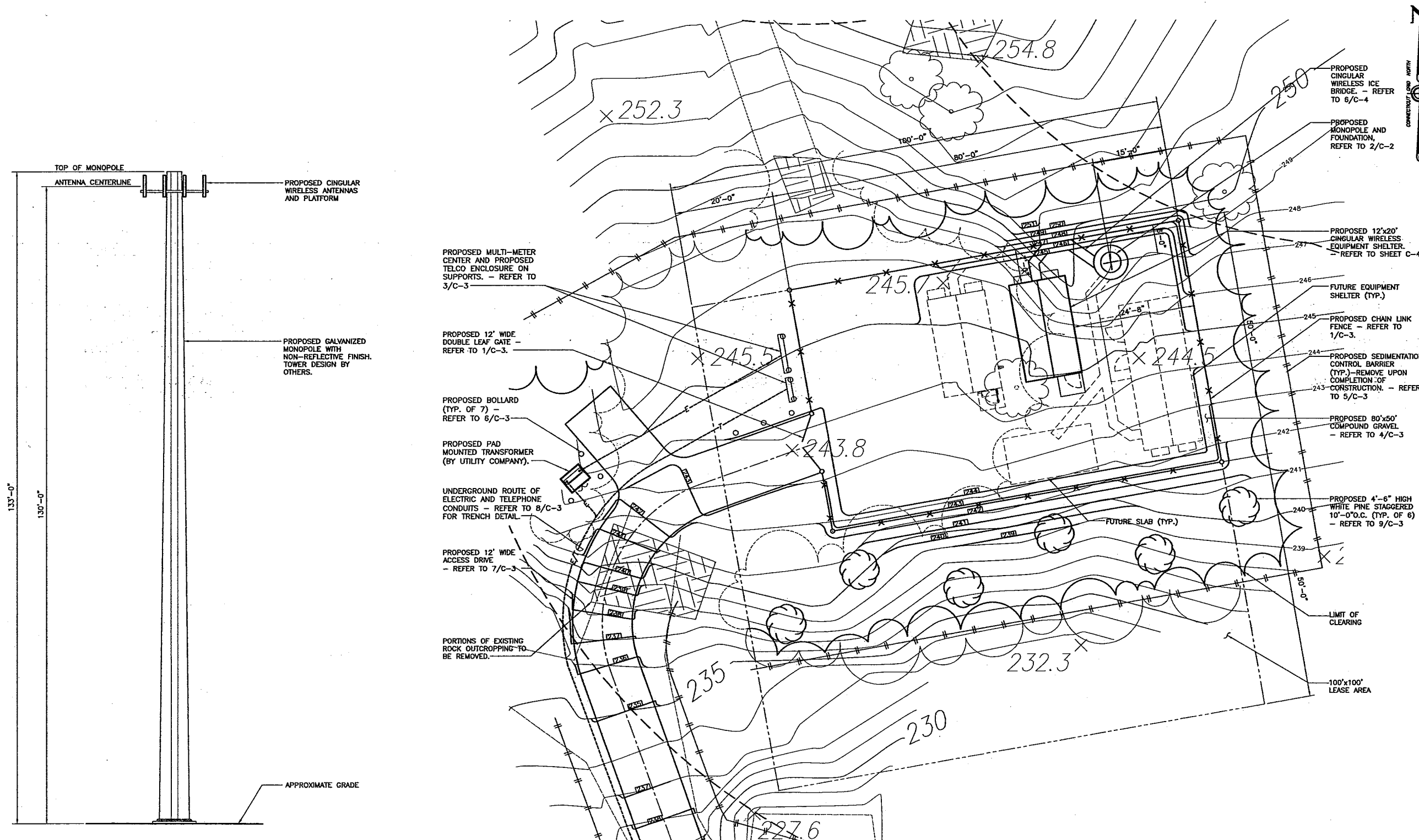
1662 GOLD STAR MEMORIAL  
HIGHWAY ROUTE 184  
GROTON, CONNECTICUT

SCALE: AS NOTED

COMPOUND PLAN  
AND MONOPOLE  
ELEVATION

C-2

LEGEND		
DESCRIPTION	EXISTING	NEW
PROPERTY LINE	---	---
LEASE LINE	---	---
CHAIN LINK FENCE	—○—○—	—X—X—
CONTOUR LINES	—485—	—XXX—
UNDERGROUND UTILITIES	—E/T—	—E/T—
UTILITY POLE	⊖	⊖
TREE LINE	~~~~~	~~~~~
SEDIMENTATION FENCE	—/—/—/—	—/—/—/—
SPOT ELEVATION	x XXX.X	x XXX.X
WOOD FENCE	— — — —	— — — —
ROCK/LEDGE		



2 MONOPOLE ELEVATION  
C-2 SCALE: 1" = 10'-0"

1 COMPOUND PLAN/EROSION AND SEDIMENTATION CONTROL PLAN  
C-2 SCALE: 1" = 10'-0"

**SOIL**

1. SOIL BEARING CAPACITY OF 3,000 PSF USED FOR FOUNDATION DESIGN. GENERAL CONTRACTOR RESPONSIBLE FOR VERIFYING BEARING CAPACITIES.
2. ALL SURFACES MUST BE FREE OF STANDING WATER PRIOR TO PLACING CONCRETE.
3. COMPACTED GRAVEL FILL PER CONNECTICUT DOT STANDARD SPEC. SECTION M.02.01 AND ASTM D1557.
4. CONTACT THE ENGINEER IF GROUND WATER IS IN ENCOUNTED AND DEWATERING IS REQUIRED.

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318 AND THE SPECIFICATION CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. CONCRETE SHALL BE AIR ENTRAINED TO (4% TO 6%) AND SLUMP OF 3" TO 5".
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, WELDED WIRE FABRIC SHALL BE NOTED OTHERWISE. SPICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

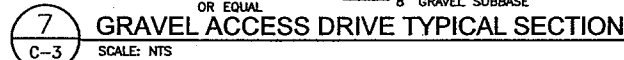
#6 AND LARGER .....2 IN.  
#5 AND SMALLER & WWF .....1 1/2 IN.

SLAB AND WALL .....3/4 IN.  
BEAMS AND COLUMNS .....1 1/2 IN.

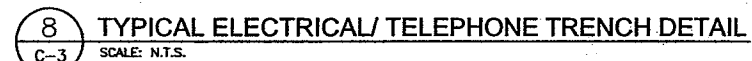
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE.

8. NO FOOTING SHALL BE PLACED ON FROZEN GROUND. UNCURED CONCRETE SHALL BE PROTECTED AGAINST FROST.

9. APPLY NON-SLIP BROOM FINISH IMMEDIATELY AFTER TROWEL FINISHING.



EQUIPMENT SHELTER SHALL BE DESIGNED AND MANUFACTURED TO MEET ALL STATE AND LOCAL CODES. ITS LAYOUT SHALL BE COORDINATED WITH CARRIERS.

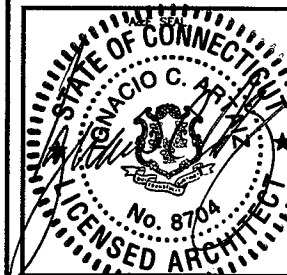


**NOTE:** THE SHADED AREA WITHIN THE FENCED COMPOUND, 1' MIN. BEYOND THE FENCE AND THE ACCESS DRIVE SHALL BE TREATED AS FOLLOWS:  
--ALL EXISTING PAVEMENT, BRUSH, GRASS, TOP SOIL, ROCKS, DEBRIS, ETC. SHALL BE CLEARED FROM THE DESIGNATED AREA TO A DEPTH OF 8". WOVEN GEOTEXTILE FABRIC (AMOCO 2002 OR APPROVED EQUAL) SHALL BE PUT DOWN AND ROLLED GRAVEL BASE COURSE SHALL THEN BE PLACED TO A MINIMUM OF 8". THE ACCESS DRIVE SHALL BE TREATED AS NOTED ON DETAIL 7/C-3.

1. THE CLEAN FILL SHALL PASS THROUGH A 3/8" MESH SCREEN AND SHALL NOT CONTAIN SHARP STONES. OTHER BACKFILL SHALL NOT CONTAIN ASHES, CINDERS, SHELLS, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" IN MAXIMUM DIMENSION. THE TRENCH SHALL BE BACKFILLED IMMEDIATELY FOLLOWING PLACEMENT OF THE CONDUITS.
2. WHERE EXISTING UTILITIES ARE LIKELY TO BE ENCOUNTERED, CONTRACTOR SHALL HAND DIG AND PROTECT EXISTING UTILITIES.

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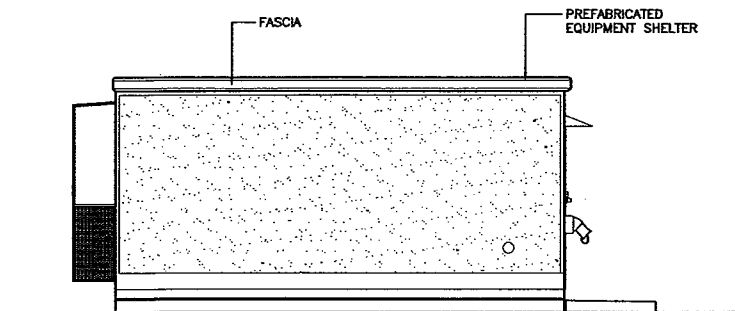
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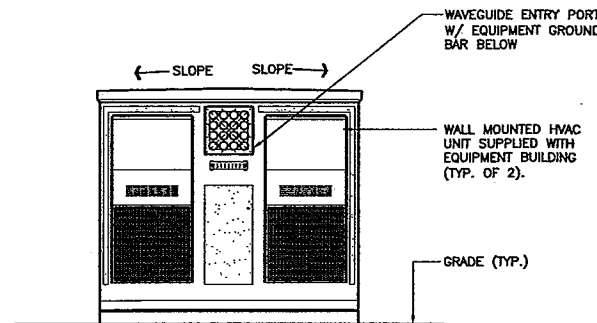
SCALE: AS NOTED

## SITE DETAILS

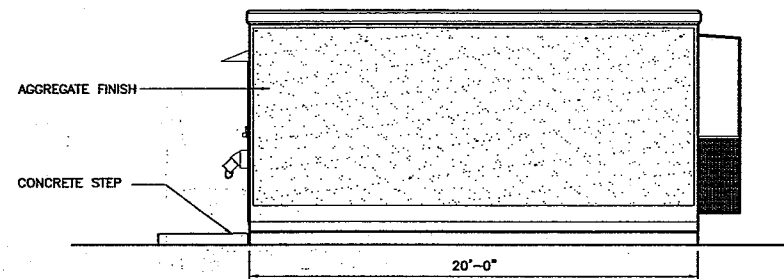
C-3



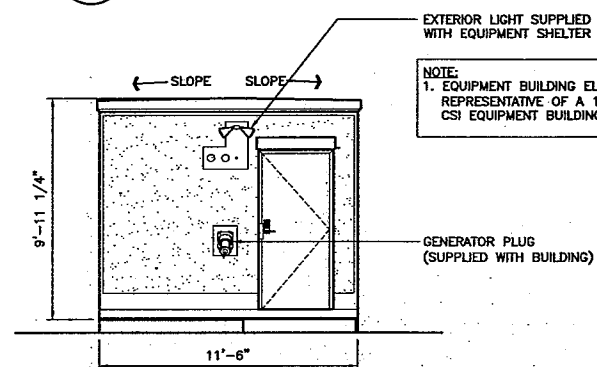
12 WEST ELEVATION  
C-4 SCALE: 1/4" = 1'-0"



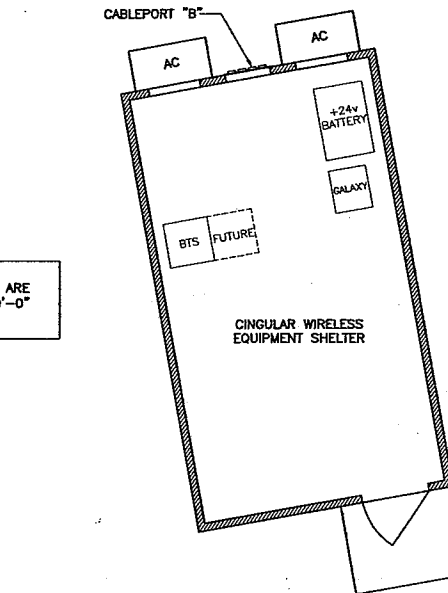
11 NORTH ELEVATION  
C-4 SCALE: 1/4" = 1'-0"



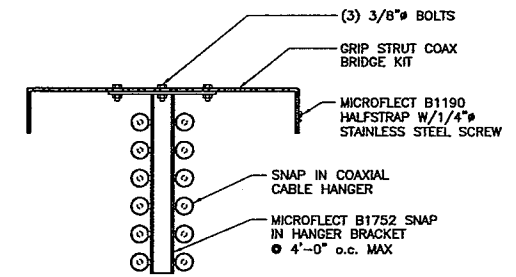
9 EAST ELEVATION  
C-4 SCALE: 1/4" = 1'-0"



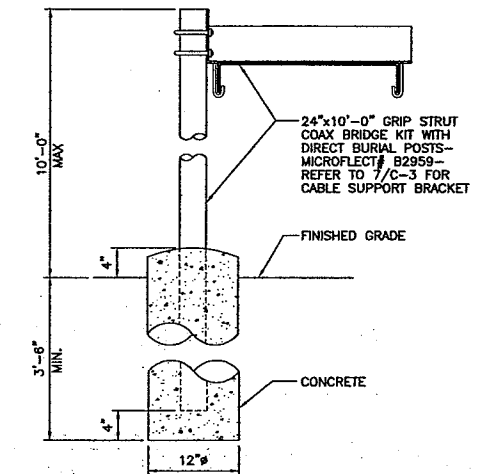
8 SOUTH ELEVATION  
C-4 SCALE: 1/4" = 1'-0"



7 EQUIPMENT FLOOR PLAN  
C-4 SCALE: 1/4" = 1'-0"

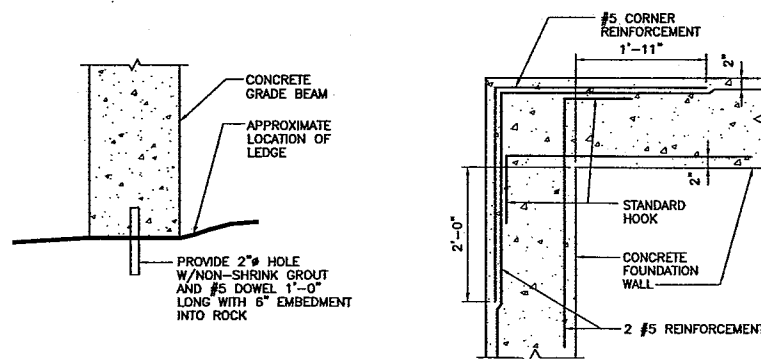


10 CABLE SUPPORT DETAIL  
C-4 SCALE: 1 1/2" = 1'-0"

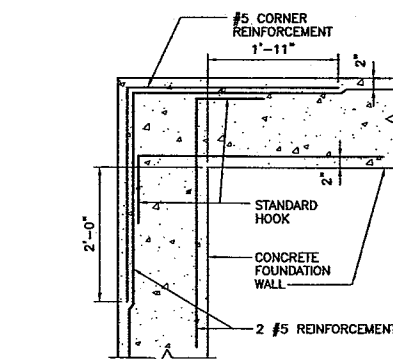


NOTE:  
1. MAXIMUM 10' SPACING BETWEEN POST SUPPORTS  
2. 2 POSTS REQUIRED

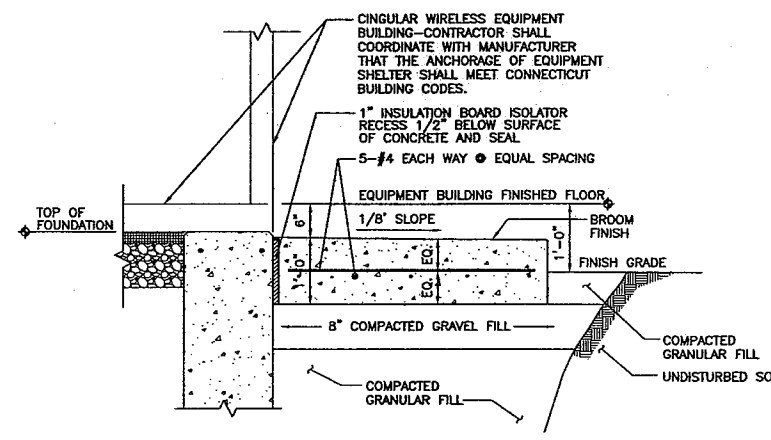
6 ICE BRIDGE DETAILS  
C-4 SCALE: 1" = 1'-0"



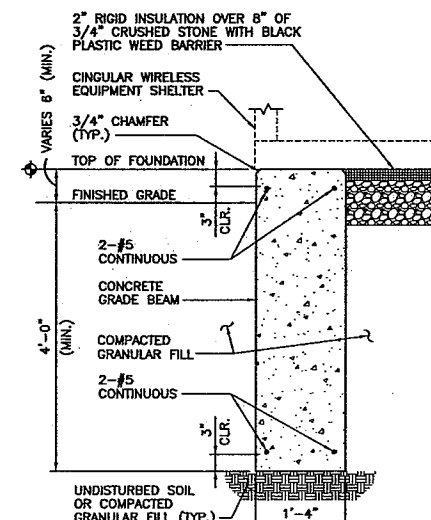
5 PINNED FOUNDATION  
C-4 SCALE: 3/4" = 1'-0"



4 FOUNDATION CORNER DETAIL  
C-4 SCALE: N.T.S.

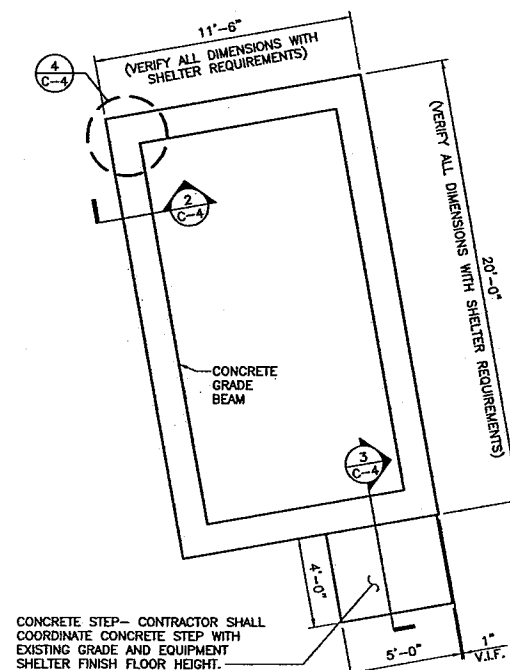


3 CONCRETE STEP SECTION  
C-4 SCALE: 3/4" = 1'-0"



NOTE:  
1. WHERE LEDGE IS ENCOUNTERED FOUNDATION SHALL BEAR ON LEDGE WITH IT'S ENTIRETY REFER TO DETAIL 5/C-3.

2 FOUNDATION SECTION  
C-4 SCALE: 3/4" = 1'-0"



1 FOUNDATION PLAN  
C-4 SCALE: 1/4" = 1'-0"

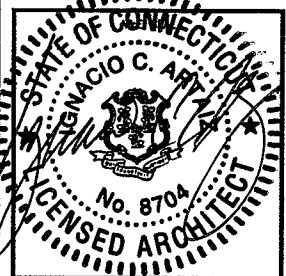
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1662 ROUTE 184

1662 GOLD STAR MEMORIAL  
HIGHWAY ROUTE 184  
GROTON, CONNECTICUT

SCALE: AS NOTED

CINGULAR WIRELESS  
EQUIPMENT SHELTER  
ELEVATIONS AND  
SITE DETAILS

C-4